



MAURA HEALEY
GOVERNOR

KIM DRISCOLL
LIEUTENANT GOVERNOR

YVONNE HAO
SECRETARY, EXECUTIVE OFFICE
OF ECONOMIC DEVELOPMENT

**Commonwealth of Massachusetts
Division of Occupational Licensure
Board of Registration of Real Estate Brokers
and Salespersons**

1000 Washington Street, Suite 710
Boston, Massachusetts 02118

LAYLA R. D'EMILIA
UNDERSECRETARY, CONSUMER
AFFAIRS AND BUSINESS
REGULATION

SARAH R. WILKINSON
COMMISSIONER, DIVISION OF
OCCUPATIONAL LICENSURE

March 20, 2024

Public Minutes

Members in attendance:

Peter Ruffini, Chairman

Kathy Condon, Member

Robert Jones, Member

Linda Kody, Member

Administrative Staff in attendance:

Jenna Hentoff, Board Counsel

Kristin Mitchell, Executive Director

Colleen Cavanaugh, Associate Executive Director

Charles Kilb, Board Counsel

Call to Order – Peter Ruffini opened the meeting at 10:10 a.m.

Vote on Minutes:

February 21, 2024 Public minutes

February 21, 2024 Executive minutes

A motion was made by Linda Kody and seconded by Kathy Condon to approve the public and executive minutes as drafted and presented.

Voted: To unanimously approve the public and executive minutes listed above as presented.

Roll Call vote.

In favor: Linda Kody, Kathy Condon, Peter Ruffini



Executive Director Report

Kristin Mitchell informed the Board of the following information:

Since the Board's last meeting (2/21/24), the Board has received 773 applications for exam.

Since the Board's last meeting, the Board has issued 340 licenses:

257 Salesperson by exam

28 Broker by exam

11 Attorney Brokers

18 Businesses

8 Reciprocal Brokers

18 Reciprocal Salespersons

2 Instructors

Ms. Mitchell also informed the board that PSI is processing applications within the one month window.

Board Counsel Report

Jenna Hentoff wanted to notify the Board that a settlement has been reached regarding litigation involving the National Association of Realtors though it is subject to court approval. After a brief discussion, the Board noted that this settlement does not impact the Board's work as it does not affect Massachusetts licensing law or regulations.

Application Review

Peter Wokoun– He submitted an application to reinstate his salesperson license. His salesperson license was issued in 1988 and it expired in 2008. In his application, he disclosed that he had discipline against securities licenses that he held in the 1990's. He paid a fine, received a censure, and was barred from working with that organization any longer. This happened over twenty years ago, and he has not worked in the financial world since then. He currently resides in Texas. He holds a Real Estate license there and it is in good standing.

A motion was made by Linda Kody and seconded by Robert Jones:

To allow the candidate to continue with the application process

Roll call vote.

In favor: Linda Kody, Kathy Condon, Robert Jones, Peter Ruffini

Anthony Giglio – tabled due to failure to appear

Discussion

Nothing to report.

At 10:27 a.m., a motion was made by Robert Jones and seconded by Linda Kody and it was so

Voted: To Exit Open Session and enter Closed Quasi-Judicial Session for the purpose of conducting adjudicatory conferences pursuant to G. L. c. 30A, § 18, ¶ 5(d).

Roll call vote.

In favor: Linda Kody, Kathy Condon, Robert Jones, Peter Ruffini

At 11:12 a.m., a motion was made by Linda Kody and seconded by Robert Jones and it was so

Voted: To Exit Closed Quasi-Judicial Session and enter Closed Executive Session to discuss individuals' character rather than competence pursuant to G.L. c. 112, § 30A, § 21(a)(1) and/or to comply with the public records law pursuant to G.L. c. 66, § 10 and G.L. c. 4, § 7, ¶ 26(c) to protect highly personal information relating to a named individual pursuant to G.L. c. 30A, § 21(a)(7)

Roll call vote.

In favor: Linda Kody, Kathy Condon, Robert Jones, Peter Ruffini

At 12:05 p.m., the Board exited Closed Executive Session and entered Closed Session pursuant to G.L. c. 112, § 65C for the purpose of conducting investigatory conferences.

During closed session, the Board took the following actions:

- 2023-000378-IT-ENF – tabled
- 2023-000676-IT-ENF – dismiss
- 2023-000718-IT-ENF – dismiss
- 2023-000719-IT-ENF- dismiss
- 2023-000745-IT-ENF- refer to Prosecutions
- 2023-000748-IT-ENF- refer to Prosecutions
- 2023-000754-IT-ENF- refer to Prosecutions
- 2023-000755-IT-ENF- dismiss

2023-000865-IT-ENF- refer to Prosecutions
2024-000011-IT-ENF- invite in
2024-000133-IT-ENF – tabled

At 1:50 p.m., a motion was made by Kathy Condon and seconded by Linda Kody and after roll call it was so

Voted: To exit closed session and enter open session for the purpose of adjourning the meeting

Roll call vote.

In favor: Robert Jones, Kathy Condon, Linda Kody, Peter Ruffini

Respectfully Submitted by:



Kristin Mitchell, Executive Director	9/23/2024 Date
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List of documents used during the Public Meeting:

- March 20, 2024 meeting agenda
- February 21, 2024 Public minutes
- February 21, 2024 Executive minutes
- Peter Wokoun petition for reinstatement and related documents
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